



***Town of Tyngsborough
Planning Board***
25 Bryants Lane,
Tyngsborough, Massachusetts 01879-1003
Office: (978) 649-2300 ext 115

Tyngsborough Planning Board Meeting Minutes January 4, 2007

Attachments: 1-Meeting Agenda APPROVED
Members Present:

Caryn DeCarteret, Chairman
Darryl Wickens, Vice Chairman
John Forti, Secretary
Joyce M. Harrington (Clerk)
Jesse Johnson (Consulting Engineer)

Members Absent: Mark Pease, NMCOG Liaison
Steve Nocco, Treasurer

To take action on agenda items (see attached agenda) and any other business brought before the Board.

Administrative 1 Discussion Tyns Crossing 28 Farwell Road

In attendance Attorney, Douglas Deschense

The Board reviewed the open items to be addressed:

1. Add low growth specimen to landscape plan between sugar maples to reduce the 50' gap between each tree and act more as a screen (which replace the old growth trees removed)
Attorney Deschesne will plant additional planting above and beyond what are depicted on the new landscape plan will be added.
2. Obtain written acknowledgement from ANR Lot C owner that trees to be planted to replace those removed are not be cut down - (possible future deed restriction in the case of sale of home?)
An agreement to preserve and maintain the tress and landscaping within Lot C was received in the Planning Board office on January 10, 2007, this agreement is on file.
3. Add a deed restriction to Lot 5 that new trees may not be removed
The applicant provided a draft covenant written, J.Harrington will send it out to Attorney Charles Zaroulis for approval of language and content.
4. Address problems with Form H: Property owner Tyngs Crossing, LLC not Dennis Page (personally) and plan referenced in Form H is ANR plan not subdivision plan
Attorney Deschense will correct the request changes.
5. Developer working with Historical and outside wall expert to reconstruct wall according to their direction. Developer to submit letter from Historical upon completion
The Planning Board did receive a letter from the Historical dated December 27, 2006. The Historical Commission visited the site and is satisfied with the work being done; The Commission will continue to monitor the progress and will send a letter to the Planning Board on the completion of the wall.
6. Bond plus escalation calculation to be submitted to developer for Tri-Party Agreement on Tues 12/12/06.
Attorney Deschense will revise the Tri-Party agreement and bond calculation worksheet then to be forwarded to Attorney Zaroulis for review and approval.

7. Applicant's engineer to check recharge units for proper function. Standing water was observed in units above stone level.

The letter submitted by Landtech for Jesse Johnson to review and advise.

8. The current grading around CB5 will not convey any water to the structure. Water would have to "pond up" significantly in the surrounding area before it enters the catch basin.

The letter submitted by Landtech for Jesse Johnson to review and advise.

9. Construction fencing and erosion controls shown to the rear of Lots 2 and 3 have not been installed yet.

Mr. Deschense said fencing is ordered to be installed beginning of next week.

The Board previously requested that the applicant supply a copy of the recorded plans, as they had only submitted the Form H. Upon receipt of the recorded plan, it was discovered that they had only recorded the top page. The Board then requested (upon verification from the Registry) that all pages be recorded. The applicant did supply new Mylar plans to be signed by the Board. They will then be recorded (after Ross does a final check of the plan to make sure there are no changes from that which we approved).

Administrative 2 ANR Plan application – Pete Nicosia – Steven Caggiano 40 Sequoia Drive

Mr. Nicosia cancelled and rescheduled for January 18, 2007.

Administrative 3 Special Permit application T.I.L.Q. Roger Poulin 7 Cormier Avenue

The Board signed in the application and set the Hearing date for February 15, 2007 @ 7:05PM

Administrative 4 Special Permit application T.I.L.Q. 14 Baystate Road – Doreen St.John

The applicant did not have her filing fees to file the application she will come back January 18 to file.

Administrative 5 ANR Plan application – Attorney Joseph Clermont 59 Althea Avenue

The applicant would like to convert the three (3) existing lots at 59, 61, and 63 Althea Avenue into two (2) lots. The lots at 63 and 61 Althea Avenue currently have an existing dwelling constructed in 1921, along with a garage and septic system which services the existing dwelling. The remaining lot at 59 Althea Avenue contains a single family dwelling constructed in 1921, which will be retained by the applicant.

The Planning Board Clerk drafted letter to Town Counselor for his opinion, the Board is waiting for his review.

Administrative 6 Special Permit discussion T.I.L.Q. 8 Blossom Road

The Board had a brief discussion with the applicant in regard to the Bylaw requirements for a T.I.L.Q.

Administrative 7 Special Permit application 2 Bridgeview Circle – James Andrews Limousine & Coach Service.

Mr. Andrews had to continue to January 18, 2007 due to illness.

Administrative 8 Street Acceptance recommendation for Walter Eriksen – Chestnut Hill Estates Phase I

The Board is waiting for reviews from the Fire Department and Board of Health.

Administrative 9 Street Acceptance recommendation for Darryl Wickens – Sunset Way

The Board did not review due to the fact that the BOS has to forward the street acceptance package to the PB for an opinion.

Administrative 10 Walter Eriksen – Discussion Bus garage on Progress Ave

There was a brief discussion concerning increasing the building size and what the Board would require to be able to do so. .

Administrative 11 Approval of Minutes

Motion: J.Forti to approve the November 16, 2006 Minutes as written

Second: D.Wickens

Carries: 3-Yes,2-Absent

Motion: J.Forti to approve the December 7, 2006 Minutes as written

Second: D.Wickens

Carries: 3-Yes, 2-Absent

Motion: J.Forti to adjourn at 9:10PM

Second: D.Wickens

Carries

Minutes taken and respectfully submitted by
Joyce Harrington, Clerk